

092.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

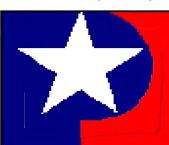
Total Card / Total Parcel

USE VALUE:

1,261,100 / 1,261,100

ASSESSED:

1,261,100 / 1,261,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
24		EPPING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEE EDWARD C & SARA j	
Owner 2:	
Owner 3:	

Street 1: 24 EPPING ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: 24 EPPING STREET LLC -
Owner 2: -
Street 1: 41 KATIE WAY
Twn/City: TEWKSBURY
St/Prov: MA
Postal: 01876

NARRATIVE DESCRIPTION
This parcel contains 11,220 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2012, having primarily Cprpm. Clap Exterior and 3091 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	11220	Sq. Ft.	Site	0	70.	0.67	5										529,619					529,600
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IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	11220.000	731,500			529,600	1,261,100								59545	
Total Card	0.258	731,500			529,600	1,261,100	Entered Lot Size								GIS Ref
Total Parcel	0.258	731,500			529,600	1,261,100	Total Land:								GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:	407.96		/Parcel:	407.9	Land Unit Type:								Insp Date

06/13/13	!7514!
PRIOR ID #1:	59545
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	
PRINT TIME:	
12/10/20	22:08:35
LAST REV DATE:	
LAST REV TIME:	
11/04/13	10:51:41
APPROVAL:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
RATIONALE:	

PREVIOUS ASSESSMENT Parcel ID 092.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	731,600	0	11,220.	529,600	1,261,200	1,261,200	Year End Roll	12/18/2019
2019	101	FV	571,400	0	11,220.	537,200	1,108,600	1,108,600	Year End Roll	1/3/2019
2018	101	FV	571,400	0	11,220.	401,000	972,400	972,400	Year End Roll	12/20/2017
2017	101	FV	571,400	0	11,220.	363,200	934,600	934,600	Year End Roll	1/3/2017
2016	101	FV	571,400	0	11,220.	348,000	919,400	919,400	Year End	1/4/2016
2015	101	FV	509,600	0	11,220.	295,100	804,700	804,700	Year End Roll	12/11/2014
2014	101	FV	509,600	0	11,220.	279,900	789,500	789,500	Year End Roll	12/16/2013
2013	101	FV	130,900	300	11,220.	266,300	397,500	397,500		12/13/2012

SALES INFORMATION TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREET	59948-37		9/7/2012	Change>Sale	849,000	No	No		
UTTARO COSMO D,	58299-475		1/17/2012	Change>Sale	310,000	No	No		
	11100-207		4/27/1966			No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
3/20/2012	259	New Buil	250,000					construct new sing		6/13/2013	Meas/Inspect	BR	B Rossignol		
3/1/2012	178	Demoliti	9,000					DEMO EXISTG HOME		12/2/2008	Meas/Inspect	189	PATRIOT		
										10/24/2000	Hearing Chag	201	PATRIOT		
										3/9/2000	Inspected	276	PATRIOT		
										1/26/2000	Mailer Sent				
										1/26/2000	Measured	276	PATRIOT		
										8/7/1993		KT			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 9	- Contemporary		Full Bath: 2	Rating: Very Good		OF=EXTRA SINK & SHOWER IN MBATH. PDAS. GAS FIREPLACE.											
Sty Ht: 2	- 2 Story		A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1		3/4 Bath: 1	Rating:													
Foundation: 1	- Concrete		A 3QBth: 1	Rating:													
Frame: 1	- Wood		1/2 Bath: 2	Rating: Very Good													
Prime Wall: 20	- Copm. Clap		A HBth: 1	Rating:													
Sec Wall: 1	%		OthrFix: 2	Rating: Very Good													
Roof Struct: 2	- Hip		OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl		Kits: 1	Rating: Very Good		1st Res Grid Desc: Line 1 # Units: 1											
Color: GRAY			A Kits: 1	Rating:		Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:			Fpl: 1	Rating: Very Good		Other											
GENERAL INFORMATION			WSFlue: 1	Rating:		Upper											
Grade: B	- Good		CONDOS INFORMATION			Lvl 2											
Year Blt: 2012	Eff Yr Blt:		Location:			Lvl 1											
Alt LUC:	Alt %:		Total Units:			Lower											
Jurisdct: G14	Fact: .		Floor:			Totals			RMS: 9	BRs: 4	Baths: 2	HB: 2					
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: STD			Phys Cond: VG - Very Good	0.6 %		Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2	- Plaster		Functional:			Interior:	1	9	4	2							
Sec Int Wall: 1	%		Economic:			Additions:											
Partition: T	- Typical		Special:			Kitchen:											
Prim Floors: 3	- Hardwood		Override:			Baths:											
Sec Floors: 6	- Ceramic Tile	10 %	Total:	0.6 %		Plumbing:											
Bsmnt Flr: 12	- Concrete		CALC SUMMARY			Electric:											
Subfloor:			Basic \$ / SQ: 125.00	COMPARABLE SALES			Heating:										
Bsmnt Gar: 2			Size Adj.: 1.05603242	Rate	Parcel ID	Typ	Date	Sale Price									
Electric: 3	- Typical		Const Adj.: 0.99068081														
Insulation: 2	- Typical		Adj \$ / SQ: 130.774														
Int vs Ext: S			Other Features: 141884														
Heat Fuel: 2	- Gas		Grade Factor: 1.33														
Heat Type: 1	- Forced H/Air		NBHD Inf: 1.00000000														
# Heat Sys: 1			NBHD Mod:														
% Heated: 100	% AC: 100		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO		Adj Total: 735926														
% Com Wall:	% Sprinkled:		Depreciation: 4416														
			Depreciated Total: 731511														
MOBILE HOME			WtAv\$/SQ:	AvRate:	Ind.Val												
Make: [] Model: [] Serial #: [] Year: [] Color: []			Juris. Factor: 1.00	Before Depr: 173.93													
SPEC FEATURES/YARD ITEMS			Special Features: 0	Val/Su Net: 171.51													
			Final Total: 731500	Val/Su SzAd: 282.87													
			PARCEL ID 092-0-0003-0006.0														
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N			Total Yard Items: []			Total Special Features: []			Total: []								